

After Recording Return To;

Michael R. Garner
Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393



201306050020

Skagit County Auditor

\$77.00

6/5/2013 Page

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6 9:13AM

LAND TITLE OF SKAGIT COUNTY

ACCOMMODATION RECORDING
Document Title:

Modification/Termination of Easement

Reference Number(s) of
Documents Assigned or Released:

8311090025

Grantor(s):

Russell Leonard LLC;

John D. Carroll LLC

Jason L. Johnson and Stephanie L. Johnson, husband and
wife

Grantee(s):

Russell Leonard LLC;

John D. Carroll LLC

Jason L. Johnson and Stephanie L. Johnson, husband and
wife

Legal Description:

Lots 1 - 4, Fisher Commercial Park, Div No 1, Vol 13 of
Plats, pgs. 82 - 83, records of Skagit County, Washington

Situate in the City of Burlington, County of Skagit, State of
Washington

Assessor's Property Tax
Parcel/Account Number(s):

P 82932 (Lot 1); P 82933 (Lot 2); P 82934 (Lot 3); P 82935
(Lot 4)

MODIFICATION/TERMINATION OF EASEMENT

THIS AGREEMENT is made this 4TH day of JUNE, 2013 among Russell Leonard LLC, a Washington limited liability company ("RL"), John D. Carroll LLC, a Washington limited liability company ("Carroll") and Jason L. Johnson and Stephanie L. Johnson, husband and wife ("Johnson").

Recitals. RL, Carroll and Johnson own certain lots in property commonly referred to as "Fisher Commercial Park, Division No. 1" as established by a plat dedication recorded in the Official Records of Skagit County under Auditor's File No. 8311090025. RL owns Lot 4 in the plat, Carroll owns Lots 1 and 3 in the plat, and Johnson owns lot 2. The parties are desirous of amending the plat on the terms and conditions set forth below.

In consideration of the Recitals set forth above, the mutual promises and covenants set forth below, and other good and valuable consideration (the adequacy and receipt of which is hereby acknowledged), the parties agree as follows:

1. Termination of Easement.

The parties agree that the easement for individual septic system pressure line as shown on the Plat and affecting the south 20 feet of Lots 3 and 4 is hereby extinguished.

2. Modification of Easement.

The easement set forth in the Plat as for "sewage and drainage purposes" and affecting the west 20 feet of Lots 1 and 2 is hereby amended to permit the easement area to only be used for "drainage purposes."

3. Ratification and Approval.

In all other respects, the Plat is hereby amended, is ratified and confirmed.

4. Entire Agreement.

This agreement reflects the entire agreement of the parties relating to the modification and termination of easements as set forth in the Plat.

RUSSELL LEONARD LLC, a Washington
limited liability company

By: *Robert J. Carroll*
Its MEMBER



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JOHN D. CARROLL LLC, a Washington
limited liability company

By: _____

Its _____

PRSS.

JASON L. JOHNSON

STEPHANIE L. JOHNSON

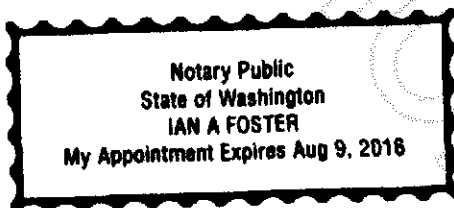


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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Robert Londo is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of Russell Leonard LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 23, 2013



[Signature]

[PRINT NAME] IAN A. FOSTER

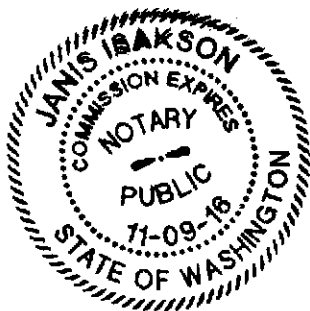
NOTARY PUBLIC for the State of Washington,
residing at 215 Kirkland Ave Kirkland, WA 98033

My appointment expires: Aug 9, 2016

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that John Carroll is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of John D. Carroll LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 05/30, 2013.



[Signature]

[PRINT NAME] Janis Isakson

NOTARY PUBLIC for the State of Washington,
residing at SNOWY MOUNTAIN CO.


My appointment expires: 11-09-16



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Jason L. Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 06-04-13, 2013.



[PRINT NAME] Doyle S. Guffie


NOTARY PUBLIC for the State of Washington,
residing at Burlington

My appointment expires: 3/28/14

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Stephanie L. Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 06-04-13, 2013.



[PRINT NAME] Doyle S. Guffie

NOTARY PUBLIC for the State of Washington,
residing at Burlington

My appointment expires: 3/28/14



EXHIBIT A

Party	Lot(s) Owned	Address for Notices Purposes
Russell Leonard LLC	4	P. O. Box 2710 Redmond, WA 98073
John D. Carroll LLC	1 and 3	c/o Hyundai-Burlington 1313 Goldenrod Road Burlington, WA 98233
Jason L. Johnson and Stephanie L. Johnson	2	P.O. Box 701 Burlington, WA 98233



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